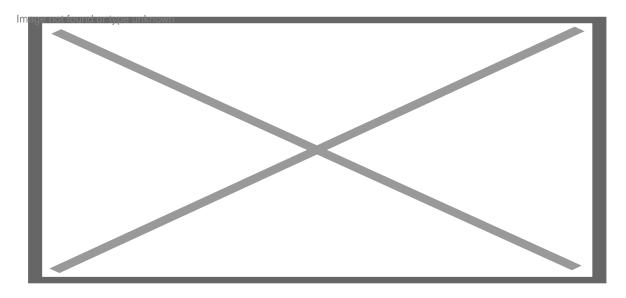


# Tarrant Appraisal District Property Information | PDF Account Number: 05580048

## Address: <u>1241 ROYAL CRESCENT DR</u> City: BEDFORD Georeference: 10503C-5-20 Subdivision: EAGLES LANDING ADDITION Neighborhood Code: 3X020R

Latitude: 32.8537092093 Longitude: -97.1479268859 TAD Map: 2108-428 MAPSCO: TAR-054A





This map, content, and location of property is provided by Google Services.

### PROPERTY DATA

### Legal Description: EAGLES LANDING ADDITION Block 5 Lot 20 & PART OF COMMON AREA

#### Jurisdictions:

CITY OF BEDFORD (002) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916)

State Code: A

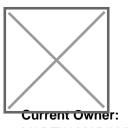
Year Built: 1995

Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 05580048 Site Name: EAGLES LANDING ADDITION-5-20 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,988 Percent Complete: 100% Land Sqft<sup>\*</sup>: 3,981 Land Acres<sup>\*</sup>: 0.0913 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

# **OWNER INFORMATION**



MARTIN MARILYN LEE

Primary Owner Address: 1241 ROYAL CRESCENT DR BEDFORD, TX 76021-3354 Deed Date: 9/18/2022 Deed Volume: Deed Page: Instrument: D223048286

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN KENNETH G;MARTIN MARILYN LEE	10/28/1997	00129640000216	0012964	0000216
SANDERS SONYA K	8/1/1995	00120530001631	0012053	0001631
BMR INC	12/7/1994	00118240000903	0011824	0000903
CHARTER SAVINGS & LOAN ASSOC	2/2/1988	00091850001225	0009185	0001225
MFR PRTNSHP	1/1/1984	000000000000000000000000000000000000000	000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$359,901	\$70,000	\$429,901	\$364,685
2023	\$351,563	\$45,000	\$396,563	\$331,532
2022	\$266,690	\$45,000	\$311,690	\$301,393
2021	\$260,909	\$45,000	\$305,909	\$273,994
2020	\$204,085	\$45,000	\$249,085	\$249,085

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

# **EXEMPTIONS / SPECIAL APPRAISAL**

### • HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.